Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	1/36 Cheverton Road, Lower Plenty Vic 3093
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$870,000	&	\$950,000
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Median sale price

Median price	\$1,435,000	Pro	perty Type	House		Suburb	Lower Plenty
Period - From	01/01/2022	to	31/03/2022		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	1/21 Alexander St MONTMORENCY 3094	\$950,000	20/05/2022
2	246 Yallambie Rd YALLAMBIE 3085	\$950,000	15/06/2022
3	20 Amiet St GREENSBOROUGH 3088	\$894,000	18/06/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	10/07/2022 15:12



Date of sale









Rooms: 5

Property Type: House

Land Size: 499.498 sqm approx

Agent Comments

Indicative Selling Price \$870,000 - \$950,000 **Median House Price** March quarter 2022: \$1,435,000

Comparable Properties



1/21 Alexander St MONTMORENCY 3094 (REI) Agent Comments

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Price: \$950.000 Method: Private Sale Date: 20/05/2022 Property Type: House Land Size: 419 sqm approx

246 Yallambie Rd YALLAMBIE 3085 (REI)

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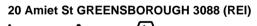






Price: \$950,000 Method: Private Sale Date: 15/06/2022

Property Type: House (Res) Land Size: 588 sqm approx Agent Comments





Price: \$894,000 Method: Auction Sale

Date: 18/06/2022 Property Type: House (Res) Land Size: 676 sqm approx

Agent Comments

Account - Biggin & Scott | P: 03 5628 1493



